

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

88-273-A

District 9th Date of Posting January 5, 1988
Posted for: Variance
Petitioner: American Legion Towson Post
Location of property: W/S of York Rd, 185' S of 1/4 Towson Town Blvd.
1.200 Towson Town Blvd.
Location of Sign: West side of York Rd. approx. 250' South of
Towson Town Blvd., at entrance to Legion Post
Remarks: _____
Posted by: E.J. Arato Date of return: January 8, 1988
Number of Signs: 1

Baltimore County
Fire Department
Towson, Maryland 21204-2586
494-4500

Paul H. Reincke
Chief

October 16, 1987

J. Robert Haines
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204



Dennis F. Rasmussen
County Executive

Re: Property Owner: American Legion Towson Post #22, Inc.

Location: W/S York Road, 285' +/- S of Towson Town Blvd.

Item No.: 113

Zoning Agenda: Meeting of 10/6/87

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals or _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at _____
EXCEEDS the maximum allowed by the Fire Department.
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- () 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code," 1976 edition prior to occupancy.
- () 6. Site plans are approved, as drawn.
- (x) 7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: Carl Joseph Kelly 10-18-87
Planning Group
Special Inspection Division

Noted and
Approved: John F. O'Neill
Fire Prevention Bureau

/j1

Baltimore County
Department of Public Works
Bureau of Traffic Engineering
Courts Building, Suite 405
Towson, Maryland 21204
494-3554

October 16, 1987



Dennis F. Rasmussen
County Executive

Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. 113
Property Owner:
Location:

-ZAC- Meeting of October 6, 1987
American Legion Towson Post #22, Inc.
W/S York Road, 285 Feet S of Towson Town Blvd.
B.M.
Variance to permit a total of 77 parking spaces in lieu of the required 147 spaces
4.617 acres
9th Election District

Existing Zoning:
Proposed Zoning:

Area:
District:

Dear Zoning Commissioner:

The Towson area is an area with a parking shortage at this time and the requested variance can only add to the shortage.

Access to this site is subject to the State Highway Administration's approval.

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineer

MSF:eb

88-273-A

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this
3rd day of November, 1987.

J. Robert Haines
J. ROBERT HAINES
ZONING COMMISSIONER

Petitioner American Legion Towson Post Received by: James E. Dyer
Petitioner's John B. Howard, Esquire Chairman, Zoning Plans
Attorney Advisory Committee

GENERAL NOTES:

- AREA OF SITE - 4.017 AC± (AMERICAN LEGION)
- EXISTING ZONING - BM (AMERICAN LEGION)
- DEED REFERENCE - 1700/019 (AMERICAN LEGION)
- AREA OF SITE - 0.456 AC± (#200 TOWSONTOWN BLVD)
- EXISTING ZONING - BM-CT (#200 TOWSONTOWN)
- LEASED PARKING WITHIN 500 FEET OF #200 TOWSONTOWN BLVD
- SCULPTING SHALL BE PROVIDED AS REQUIRED PER THE LANDSCAPING MANUAL.
- EXISTING SURFACE IS DURABLE AND DUST FREE.
- ANY LIGHTING SHALL BE ERCTED AS TO REFLECT RAYS AWAY FROM RESIDENTIAL AREAS.
- NO PARKING SPACE SHALL BE CLOSER THAN 6' TO A STREET PROPERTY LINE.
- ONLY PASSENGER AUTOMOBILE PARKING, EXCLUDING BUSES, SHALL BE PERMITTED TO USE THE PARKING LOT.

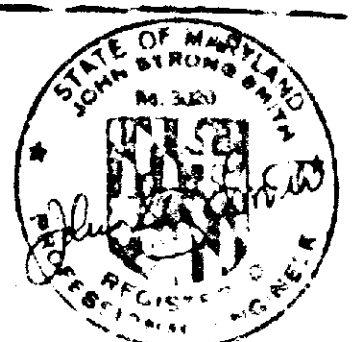
PARKING TABULATION

#200 TOWSONTOWN BLVD	
FIRST FLOOR	
1050 SF OFFICE @ 151/200 SF	= 6.17 SP.
2655 SF RETAIL @ 151/235 SF	= 11.25 SP.
SECOND THROUGH FIFTH FLOOR	
21,764 SF OFFICE @ 151/500 SF	= 101.52 SP.
TOTAL REQUIRED	= 119 SPACES
3 SPACES DRIVE, 56 SPACES WITHIN 500' PER LEASE WITH AMERICAN LEGION	
AMERICAN LEGION POST #22	
MEETING HALL/ASSN. BLDG	
900 MAX OCCUPANCY (PER FIRE DEPT)	
@ 151/6 OCCUPANTS	
TOTAL REQUIRED	= 147 SPACES
TOTAL PROVIDED	= 147 SPACES
TOTAL AVAILABLE BY LEASE TO 200 TOWSONTOWN BOULEVARD	= 56 SPACES (AVAILABLE WITH RESTRAPING)
TOTAL AVAILABLE FOR LEGION	= 77 SPACES
TOTAL REQUIRED FOR LEGION	= 147 SPACES
VARIANCE REQUESTED	= 70 SPACES

VARIANCE IS REQUESTED TO SECTION 409.2 TO PERMIT A TOTAL OF 77 PARKING SPACES IN LIEU OF THE REQUIRED 147 SPACES

JOINT PETITIONERS
TOWSON AMERICAN LEGION POST #22
125 YORK ROAD
TOWSON, MD 21204
200 WASHINGTON AVE LTD PARTNERSHIP
40 HELMSMAN PROPERTIES
111 WATER STREET SUITE 210
BALTO, MD 21203

GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS
303 ALLEGHENY AVENUE
TOWSON, MARYLAND 21204
(301) 825-6120



PLAT TO ACCOMPANY ZONING
PETITION FOR
PARKING VARIANCE
FOR
THE TOWSON AMERICAN LEGION POST #22
IN CONJUNCTION WITH
200 TOWSONTOWN BOULEVARD
AT 125 YORK ROAD

PETITIONER'S
EXT. 11

ITEM NO 113

PN5709

